

ARTICLE 8

USE REGULATION DISTRICTS

8-100 **USE OF LAND AND BUILDINGS**

LAND AND BUILDINGS IN EACH OF THE FOLLOWING CLASSIFIED DISTRICTS MAY BE USED FOR ANY OF THE FOLLOWING LISTED USES BUT NO LAND SHALL HEREAFTER BE USED AND NO BUILDING OR STRUCTURE SHALL HEREAFTER BE ERECTED, ALTERED OR CONVERTED WHICH IS ARRANGED OR DESIGNED OR USED FOR OTHER THAN THOSE USES SPECIFIED FOR THE DISTRICT IN WHICH IT IS LOCATED AS SET FORTH BY THE FOLLOWING SCHEDULE OF USES:

1. LEGEND FOR INTERPRETING SCHEDULE OF USES

☒ -Designates use permitted in district indicated.

☐ -Designates use prohibited in district indicated.

☐ S -Designates use may be approved as Specific Use Permit, 8-400.

NOTE: For "FP" prefix on District Classification see 8-300 to 8-305. Numbers in parentheses () indicate location of use and performance standard definitions in section 8-700. Other definitions are found in section 8-400-1 (alcohol-related terms), 8-618 D (landscaping-related terms), 8-801 (historic landmark), and 15-100 (Accessory Buildings).

8-101 PRIMARY RESIDENTIAL USES

<u>TYPE USE</u>	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	O	LR-1	LR-2	C	LI	HI	PD
Boarding or Rooming House (6)																X			
Community Unit Development (5)	S	S	S	S	S	S	S	S	S	S	S	S							X
Hotel or Motel (7)													S			S	S	S	S
Multiple-Family Dwelling or Apartment (4)									X	X	X	X							X
One-Family Attached (2)									X	X	X	X							X
One-Family Detached (1)	X	X	X	X	X	X	X	X	X	X	X	X							X
Trailer or Mobile Home for Caretakers or Watchmen (115)																X	X	X	
Two-Family Dwelling (3)							X	X	X	X	X	X							X

8-102 EDUCATIONAL, INSTITUTIONAL & SPECIAL USES

TYPE USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	O	LR-1	LR-2	C	LI	HI	PD
Adult Day Care (133)													S	S	S	S	S		
Art Gallery or Museum (8)													S	X	X	X	X	X	X
Benevolence Storage & Distribution Center (131)																			S (PD-34)
Cemetery or Mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	S
Church denominational School (or day nursery) (18-A)	S	S	S	S	S	S	X	X	X	X	X	X	X	X	X	X	X	X	X
Church or Rectory (9)	S	S	S	S	S	S	X	X	X	X	X	X	X	X	X	X	X	X	X
College or University (10)			S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X
Community Center (Public) (11)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Day Camp (12)			S	S	S	S	S	S	S	S	S	S	S				X		
Day Nursery or Kindergarten School (13)			S	S	S	S	S	S	S	S	S	S	X	X	X	X	X		X
Dental Assistant Training School													S			X	X	X	X
Fairground or Exhibition Area																S	X	X	S
Fraternal Organization, Lodge or Civic Club (126)													S		X	X	X	X	X
Home for Care of Alcoholic, Narcotic, or Psychiatric Patients (14)											S		S			X	X	X	X

8-102 EDUCATIONAL, INSTITUTIONAL & SPECIAL USES (Continued)

TYPE USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	0	LR-1	LR-2	C	LI	HI	PD
Hospital (General Acute Care) (15)					S	S	S	S	S	S	S	S	X	X	X	X	X	X	X
Hospital (Chronic Care) (16)											S	S	S	S	S	X	X	X	X
Institutions of Religious or Philanthropic Nature					S	S	S	S	S	S	S	S	S	S	S	X	X	X	X
Library (Public)										S	S		X	X	X	X	X	X	X
Monastery or Convent	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X
Nursing Home or Residence Home for Aged (17)					S	S	S	S	S	S	S	S	S	S	S	X	X	X	X
Park, Playground or Public Community Center (33, 11)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
School, Business or Trade (19)																X	X	X	
School, Denominational (18)	S	S	S	S	S	S	X	X	X	X	X	X	X	X	X	X	X	X	X
School, Private Primary or Secondary			S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X
School, Public (18)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Temporary Use of Civic or Philanthropic Nature	By Resolution of City Council																		

8-103 UTILITY, ACCESSORY AND INCIDENTAL USES

TYPE USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	O	LR-1	LR-2	C	LI	HI	PD
Accessory Building (20)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Community Center (Private)											X	X		X	X	X	X	X	X
Electrical Generating Plant																S	X	X	
Electrical Substation	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X
Electrical Transmission Line	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Field or Construction Office (Temporary) (21)	Subject to Approval and Control by Building Inspector (See 16-103)																		
Fire Station or Similar Public Safety Building	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Gas Transmission Line and Metering Station	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Home Occupation (22)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Local Utility Distribution Lines (23)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Off-Street Parking Incidental to Main Use (24)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Private Utility Shop or Storage																X	X	X	
Public Building, Shop or Yard of Local, State or Federal Government (25)							S	S	S	S	S	S	S	S	S	X	X	X	X
Radio or Television Micro-Wave Tower (26)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	

<u>TYPE USE</u>	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	0	LR-1	LR-2	C	LI	HI	PD
Servants Quarters or Caretakers	X	X							X	X	X	X	X	X	X	X	X	X	X
Sewage Treatment Plant																S	S	X	
Swimming Pool (Private)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Telephone, Business Office													X	X	X	X	X	X	X
Telephone Line and Exchange Switching or Relay Station (27)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Water Reservoir, Water Pumping Station or Well	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Water Treatment Plant														S	S	X	X	X	

TYPE USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	O	LR-1	LR-2	C	LI	HI	PD
Amusement, Commercial (Outdoor) (28)																X	X	X	
Amusement, Commercial (Indoor) (29)															S	S	S	S	S
Country Club (Private) with Golf Course (30)	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X
Golf Course (Public) (31)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Golf Course (Commercial) (32)																X	X	X	X
Park or Playground (Public) (33)	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X
Playfield or Stadium (Public) (34)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Private Club (127)												S	S	S	S	S	S	S	S
Stable, Private Club (35)																S	X	X	
Stable, Commercial Rental (36)																S	X	X	
Stable Boarding (37)																S	X	X	
Swim or Tennis Club (38)	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X
Theater Drive-In																S	S	S	
Theater, Indoor															S	S	S	S	S

8-105 TRANSPORTATION RELATED USES

TYPE USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	O	LR-1	LR-2	C	LI	HI	PD
Airport Landing Field (39)																		X	
Bus Station or Terminal																X	X	X	X
Hauling or Storage Company																X	X	X	
Heliports																	S	X	
Motor Freight Terminal																		X	
Parking Lot or Structure Commercial (42)													S	S	S	X	X	X	X
Parking Lot Truck (124)																X	X	X	
Railroad Freight Terminal																X	X	X	
Railroad Passenger Station															X	X	X	X	
Railroad Track or Right-of-Way (40)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Railroad Team Track (41)																		X	

8-106 VEHICLE AND RELATED SERVICE USES

TYPE USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	O	LR-1	LR-2	C	LI	HI
Car Wash, Primary Use															S	S	S	S
Commercial Parking Lot for Automobiles													S	S	S	X	X	X
Commercial Parking Lot for Trucks																	S	X
Enclosed Vehicle Storage Facility																	S*	X
Gasoline Service Station															S	S	S	S
Tires and Wheel Accessories															S	S	X	
Vehicle Parts and Accessory Sales (Indoor)														X	X	X	X	X
Vehicle Rental																S	S	X
Vehicle Maintenance															X	X	X	X
Vehicle Repair																	S	X
Vehicle Sales and Leasing (New)																S	S	X
Vehicle Sales and Leasing (Used)																S	S*	S

*Use is allowable with a Specific Use Permit (SUP), except in the Eastside Business District.

8-107 RETAIL AND SERVICE TYPE USES

TYPE USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	O	LR-1	LR-2	C	LI	HI	PD
Alcoholic Beverage/Sale																		S	
Antique Shop (44)														X	X	X	X	X	X
Bakery or Confectionery Shop (Retail)														X	X	X	X	X	X
Cafeteria													S	X	X	X	X	X	X
Cleaning and Pressing Small Shop and Pickup (45)														X	X	X	X	X	X
Customer Personal Service Shop (46)														X	X	X	X	X	X
Drapery, Needlework or Weaving Shop														X	X	X	X	X	X
Florist or Garden Shop														X	X	X	X	X	X
Fruit Stand															S	S	S	S	
Furniture Store (See Res. #97-166)														S	S	X	X		X S
Garden and Nursery Sales (Outside)														S	S	S	S	S	S
Greenhouse Plants or Nursery Stock (Retail)														S	S	S	S	S	S
Household Appliance Repair															X	X	X	X	X
Laundry or Cleaning Self Service														X	X	X	X	X	X
Massage Parlors																S	S	S	

8-107 RETAIL AND SERVICE TYPE USES (Continued)

TYPE USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	O	LR-1	LR-2	C	LI	HI	PD
Mimeograph, Stationery or Letter Shop														X	X	X	X	X	X
Mortuary or Funeral Parlor													S	S	X	X	X	X	
Offices, Prof. and Admin.													X	X	X	X	X	X	X
Optical Shops													X	X	X	X	X	X	X
Outside Sales															S	S	S	S	S
Pawn Shop																X	X	X	
Retail Stores and Shops Other than Listed														X	X	X	X	X	X
Retail Store Consisting Primarily of Specialty and Novelty Items															S	S	S	S	S
Second Hand Store, Used Furniture or Rummage Sale																X	X	X	
Small Handtool and Hand Carried Equipment (Indoor Display and Storage)															S	X	X	X	S
Studio for Photographer, Musician, Artist or Health														X	X	X	X	X	X
Temporary Outside Sales														X	X				
Tool, Equipment, Trailer Rental (Indoor Display and Outside Storage)																S	S	X	S

8-107 RETAIL AND SERVICE TYPE USES (Continued)

TYPE USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	O	LR-1	LR-2	C	LI	HI	PD
Tool, Equipment, Trailer Rental (Indoor Display and Outside Storage with visual barrier type fence and gates)															S	S	S	X	S
Travel Agencies													X	X	X	X	X	X	X

8-108 SIGN AND IDENTIFICATION USES

TYPE USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	O	LR-1	LR-2	C	LI	HI	PD
Name Plate (48)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Sign, Apartment Name (53)									X	X	X	X	X	X	X	X	X	X	X
Sign, Construction (50)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Sign, Development (51)	See (16-102)																		
Sign, Institutional (52)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Sign, off-premise (55)																		X	
Sign, on-premise (54)													S	X	X	X	X	X	X
Sign, Real Estate (49)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

8-109 AGRICULTURAL TYPE USES

TYPE USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	O	LR-1	LR-2	C	LI	HI	PD
Animal Pound (Public or Private)																S	X	X	
Animal Clinic or Hospital (No outside runs or pens)															S	S	X	X	X
Animal Clinic, Hospital or Kennel w/Outside runs or pens																	S	X	
Farm or Ranch (56)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Greenhouse or Plant Nursery (Commercial)																S	S	S	
Hatchery, Poultry																		X	

8-110 **COMMERCIAL TYPE USES**

TYPE USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	O	LR-1	LR-2	C	LI	HI	PD
Bakery (Wholesale)																X	X	X	X
Building Material Sales																X	X	X	
Cabinet and Upholstery Shop																X	X	X	
Cleaning Plant, Bags or Carpets (Special Equipment)																X	X	X	
Cleaning & Dyeing Plant (Commercial)																X	X	X	
Clothing Manufacture or Light Compounding or Fabrication (57)																	X	X	X
Contractors Shop and Storage Yard																	X	X	
Corporate Storage Facility																	S		
Engine & Motor Repairing																X	X	X	
Feed Store																X	X	X	
Heavy Construction Equipment Rental																	S	X	
Heavy Mach. Sales/Storage																	X	X	
Job Printing or Newspaper Printing																X	X	X	X
Laundry Plant (Commercial)																X	X	X	
Lawn Mower and/or Bicycle Sales, Service, and Repair.															S	X	X	X	

TYPE USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	O	LR-1	LR-2	C	LI	HI	PD
Milk Depot, Dairy or Ice Cream Plant																X	X	X	X
Mini-Warehouse																		S	
Outside - Sales															S	S	S	S	S
Paint Shop																X	X	X	X
Petroleum Products Storage -Wholesale																	X	X	S
Plumbing Shop																X	X	X	X
Scientific or Research Labs.													S			X	X	X	X
Storage and Sale of Furniture or Appliances Outside of Building																S	X	X	
Storage or Sales Warehouse																X	X	X	X
Trade or Commercial Sch.																X	X	X	X
Trailer Rental or Sales																S	S	X	S
Transfer, Storage & Baggage Terminal																X	X	X	X
Wholesale Office and Sample Room																X	X	X	X

TYPE USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	O	LR-1	LR-2	C	LI	HI	PD
Extraction and Storage of Sand, Caliche, Stone or Gravel																S	S	X	
Mining or Storage or Mining Wastes																	S	X	

8-112 SPECIAL INDUSTRIAL PROCESSES

TYPE USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	O	LR-1	LR-2	C	LI	HI	PD
Asphalt or Concrete Batching Plant (Permanent)																	S	X	
Cement or Hydrated Lime Manufacture																		X	
Dump or Sanitary Fill Area																	S	X	
Inside Paper Sorting and Bailing for Recycling																	S	X	
Meat Packing Plant																	S	X	
Open Salvage Yard for Rags or Machinery, Etc.																	S	X	
Smelter or Refinery																		X	
Temporary On-Site Batching Plant	Allowed, not to exceed 60 days By Resolution of City Council																		
Temporary Off-Site Batching Plant																			
Welding or Machine Shop																X	X	X	

8-113 GENERAL MANUFACTURING AND INDUSTRIAL USES

[illegible]

8-114 MISCELLANEOUS USES

TYPE USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	O	LR-1	LR-2	C	LI	HI	PD
Adult Arcade																	S	S	
Adult Bookstore or Adult Video Store																	S	S	
Adult Cabaret																	S	S	
Adult Motel																	S	S	
Adult Motion Picture Theater																	S	S	
Adult Theater																	S	S	
Barber Shop													S	X	X	X	X	X	X
Banks & Savings and Loan Associations													S	X	X	X	X	X	X
Beauty Shop													S	X	X	X	X	X	X
Catering Vehicle (132)													X			X	X	X	X
Escort Agency																	S	S	
Food Processing																	X	X	
Household Appliance Sales w/Minor Service														X	X	X	X	X	X
Lab, Medical or Dental													S	S	X	X	X	X	X
Lift Station (Sewage)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Medical & Dental Offices and Clinics													X	X	X	X	X	X	X

8-114 MISCELLANEOUS USES (Continued)

TYPE USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	O	LR-1	LR-2	C	LI	HI	PD
Mobile Food Prep Vehicle (131)													X			X	X	X	X
Municipal Water Tower	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Non Drive-in Restaurant w/o Outside sales window (47)													S	X	X	S	S	S	S
Non Drive-in Restaurant w/ Outside sales window (47)														S	S	S	S	S	
Nude Modeling Studio																	S	S	
Paint, Wallpaper and Related (Retail)														X	X	X	X	X	X
Pet Shop, Small Animals and Related, No Outside Runs														X	X	X	X	X	X
Pet Shop - Same as above with Outside runs																S	X	X	
Rodeo																	S	X	
Restaurant with Drive-in Service (47)															S	S	S	S	
Sexual Encounter Center																	S	S	
Snack and Sandwich Shops													X				X	X	X
Temporary Carnival or Circus (130)	Council Approval Required – Ordinance 1770																		
Tires, Batteries and Accessories														S	S	S	S	S	S

8-115 COMMERCIAL VEHICLE TYPE BUSINESSES

That any vehicle rental or commercial passenger or goods carrier (such as a taxi, limousine or truck), or other similar commercial vehicle type business shall not in any manner, or for any period of time, be operated on, from or within any area within the City which is zoned for residential use, such use to include but not necessarily be limited to, single-family attached dwellings (including zero lot line type development); single-family attached dwellings, two-family dwellings, or any combination thereof. Activities specifically prohibited shall include, but not necessarily be limited to: the parking, storage or physical presence at any time of any vehicle for commercial hire in connection with any such operation within any residential use area; the advertising or promotion of any such operation from within or in any way relating to, a residential use area. The prohibitions contained herein are not meant to apply to situations where residents of a residential use area have temporary use of a rental vehicle and have need to park such vehicle temporarily at their property, or when a commercial passenger or goods carrier must enter a residential use area for the sole purpose of either picking up or discharging passengers or goods within a short period of time.

CLASSIFICATION OF NEW AND UNLISTED USES

It is recognized that new types of land use will develop and forms of land use not anticipated may seek to locate in the City of Farmers Branch. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

- a. The Building Inspector shall refer the question of any new or unlisted use to the Planning and Zoning Commission requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage, and amount or nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, dust, toxic material and vibration likely to be generated and the general requirements for public utilities such as water and sanitary sewer.
- b. The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use should be permitted.
- c. The Planning and Zoning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council shall by resolution approve the recommendation of the Planning and Zoning Commission or make such determination concerning the classification of such use as determined appropriate based upon its findings.